

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-30-2008 – 201 Commerce Center Subdivision – Phase 2

SYNOPSIS:

Applicant: Argent Group
Proposal: Final Plat Approval
Location: 4300 West 2100 South
Zoning: M

BACKGROUND:

Phase 2 of the 201 Commerce Center Subdivision is being requested in order to divide the existing property into 3 commercial lots. Although the subdivision comprises 3 lots, the plat will also contain 2 remainder parcels which will eventually be platted as additional lots are needed.

Access will be gained by the 2100 South frontage road. As additional phases are developed to the south, a connection will be made with Links Drive. The City Council may recall that Links Drive was dedicated as part of the first plat being adjacent to the Quartzdyne property. The cross section to be used for the dedicated right-of-way, as well as future rights-of-way will be 66 feet. A parkstrip and sidewalk will be located on one side of the roadway which is standard in the manufacturing zone.

Lots 201-203 will gain access via New Commerce Drive. Internal access will be accomplished by access easements. Although the subdivision plat will denote these easement locations, the developer will need to record documents that set forth the conditions upon which these easements will be used. New Commerce Drive will be a dedicated street and therefore maintained by the City. All internal access points will be managed by the Master Association.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager